



BUFORD HWY INDUSTRIAL FLEX



6334 BUFORD HIGHWAY

EXCLUSIVELY LISTED BY

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\$4,750,000
PRICE

\$170
PRICE / SF

EXECUTIVE SUMMARY

6334 Buford Highway
Norcross, GA 30071



\$4,750,000
ASKING PRICE



\$170.46
PRICE/SF



27,866
BUILDING SF



1988
YEAR BUILT

PROPERTY DATA

Building SqFt	27,866
Year Built	1988
Lot Size (Acres)	1.880
Parcel ID	R6245005
Zoning	C2
County	Gwinnett
Frontage	±300
Coordinates	33.929816,-84.228952

Southmark Properties is pleased to present this rare industrial flex opportunity on highly visible Buford Highway in Norcross, Georgia.

Situated on ±1.88 acres, this ±27,866 SF industrial campus with 4 buildings offers a versatile combination of office, warehouse, manufacturing, and ±7,000 fenced outdoor storage space. The property features 8 drive-in doors, 1 dock-high door, ample parking, and excellent truck access, making it well suited for a wide range of industrial users.

Strategically located with convenient access to I-85, I-285, and Jimmy Carter Boulevard, the property provides outstanding connectivity and visibility in one of Metro Atlanta's most established industrial corridors.

An exceptional opportunity for owner-users, investors, or businesses seeking a flexible, well-located industrial facility.

PROPERTY OVERVIEW

6334 Buford Highway
Norcross, GA 30071



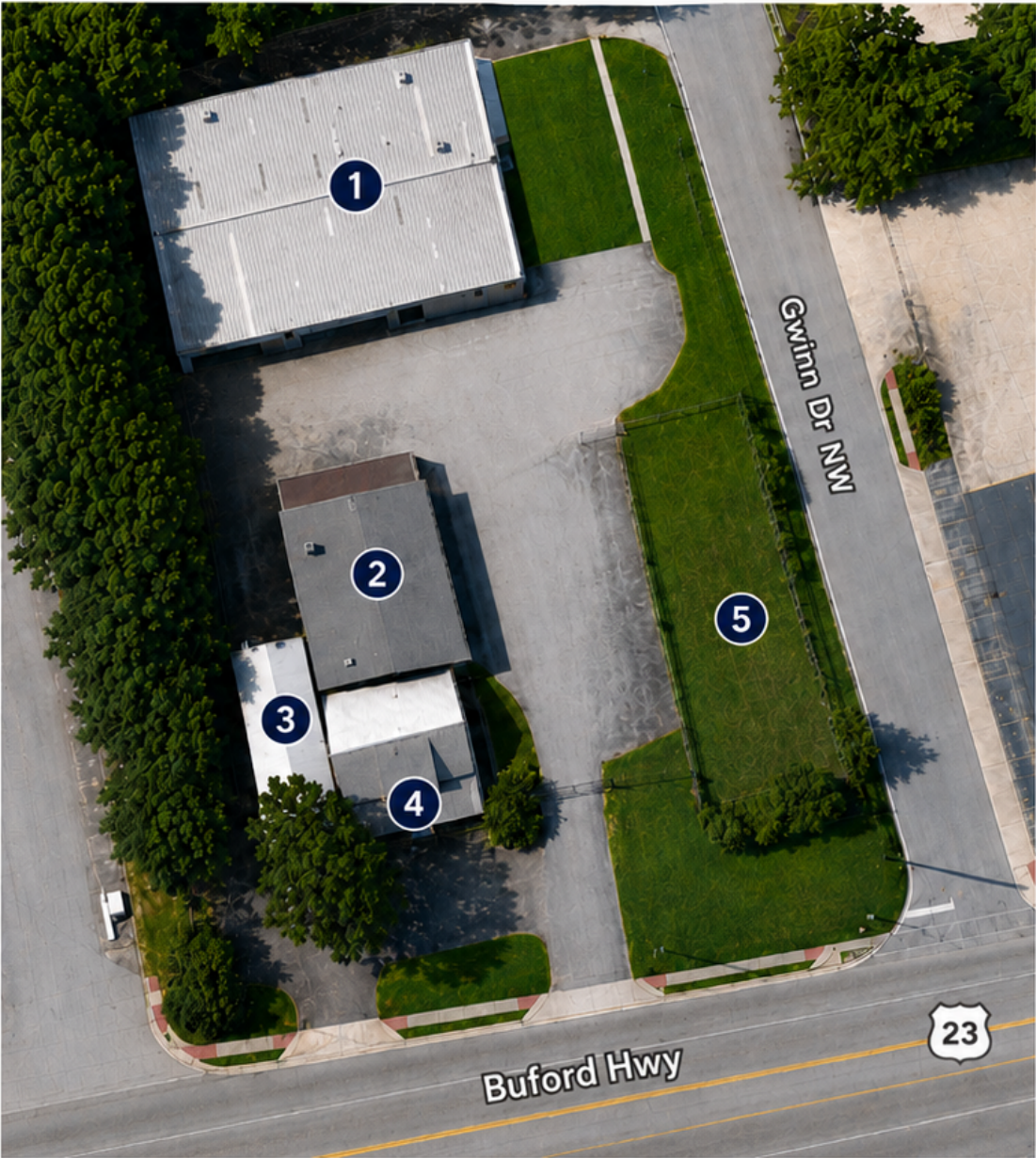
A versatile industrial flex campus offering office, warehouse, fabrication, and outdoor storage space with excellent access, visibility, and functionality.

PROPERTY DETAILS

Property Type	Industrial / Flex
Building Area	±27,866 SF
Land Area	±1.88 Acres
Year Built	1988
Zoning	C-2
Clear Height	14 Feet
Ceiling Height	16 Feet
Drive-In Doors	7
Dock-High Doors	1
Loading	Grade-Level & Dock-High
Construction	Masonry / Metal
Roof	Metal
Sprinkler System	None
Electrical Service	240V / 3 Phase
Utilities	Water, Sewer, Natural Gas, Electric
Parking	Ample On-Site Parking
Fenced Outdoor Storage	Yes
Frontage	±300'
Occupancy	Owner-Occupied
Parcel ID	R6245 005

SITE PLAN & BUILDING BREAKDOWN

6334 Buford Highway
Norcross, GA 30071



1 MAIN BUILDING – WAREHOUSE, PRODUCTION & OFFICE 20,160 SF

- Two-story concrete block industrial building with load-bearing masonry construction, reinforced upper floor rated for heavy equipment and machinery, and durable metal roof designed for long-term industrial use
- 2,080 SF office space / 18,080 SF warehouse/flex space
- Three (3) grade level drive-in bays with 10' bay doors
- One (1) dock-high door with 10' bay door
- Lower level has two (2) of the four bays with 10' bay doors
- Downstairs clearance is 11'

2 REAR SHOP 3,650 SF

- Three (3) bay doors: one (1) 14' door, two (2) 12' doors
- 16' inside clearance
- Ideal for fabrication, storage, or light industrial use

3 FRONT SHOP 1,536 SF

- Shop with 14' bay door
- 16' inside clearance
- Ideal for service, maintenance, or light fabrication

4 OFFICE BUILDING (CONVERTED RESIDENCE) 2,520 SF

- Front of the property – older house converted to 2,520 square feet of office space with reception, private offices, conference room, break area, and restrooms

5 FENCED STORAGE LOT 7,000 SF

- Fenced outdoor storage lot on the side of the property
- Graveled surface
- Ideal for equipment, materials, or fleet storage



This property boasts ample parking and easy access points from both road fronts.

INVESTMENT HIGHLIGHTS

Investment Features

- ±27,866 SF multi-building industrial/flex facility on ±1.88 acres
- High-visibility corner parcel with dual road frontage along Buford Highway and Gwinn Drive
- Flexible layout featuring office, warehouse, fabrication, and outdoor storage
- Eight (8) drive-in doors supporting a variety of industrial and service operations
- Opportunity to acquire a well-located owner-user facility or income-producing investment
- Potential to generate rental income through partial or full lease-up
- Suitable for manufacturing, contractor, distribution, showroom, fleet, and service users
- Strong long-term value supported by a highly visible commercial corridor

KEY METRICS

 Asking Price	\$4,750,000
 Price/SF	\$170.46
 Building SF	27,866
 Year Built	1988

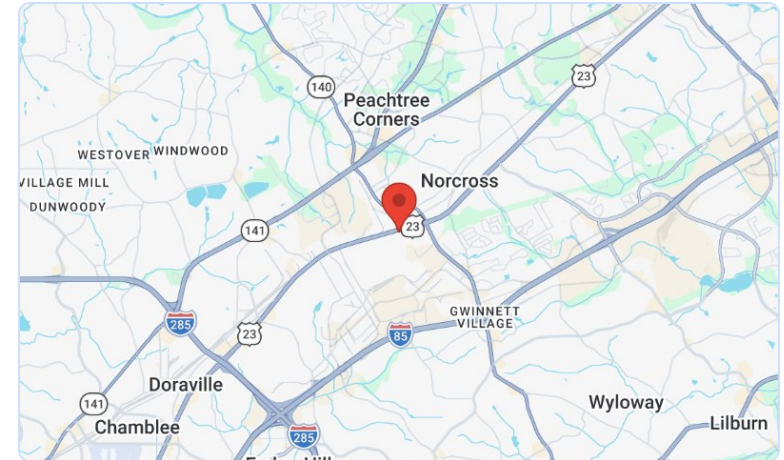
Location Highlights

Prime Norcross Industrial Location

Positioned at the signalized corner of Buford Highway and Gwinn Drive, this property offers outstanding visibility, accessibility, and flexibility in one of Metro Atlanta's most established industrial corridors.

Why This Location Stands Out

- Corner lot with approximately ± 300 feet of frontage on Buford Highway
- Easy access to I-85, Peachtree Industrial Boulevard, and GA-141
- Minutes from Peachtree Corners, Doraville, Chamblee, and Norcross
- Located in a mature industrial market with limited owner-user inventory
- Excellent access for deliveries, contractors, and commercial traffic
- Strong demographics and daily traffic counts along Buford Highway
- Convenient access to Hartsfield-Jackson International Airport and DeKalb-Peachtree Airport
- Surrounded by established industrial, distribution, manufacturing, and service businesses



LOCATION

Address	6334 Buford Highway Northeast
City	Norcross
State	Georgia
Zip Code	30071
Country	US
APN / Parcel #	R6245005
Coordinates	33.9301856,-84.22907339999999



TRANSIT

Jimmy Carter Blvd & Atlantic Blvd	0.8 mi
Brook Hollow Pkwy & N Norcross	1.0 mi
Buford Hwy & Gwinn Dr IB	381 ft



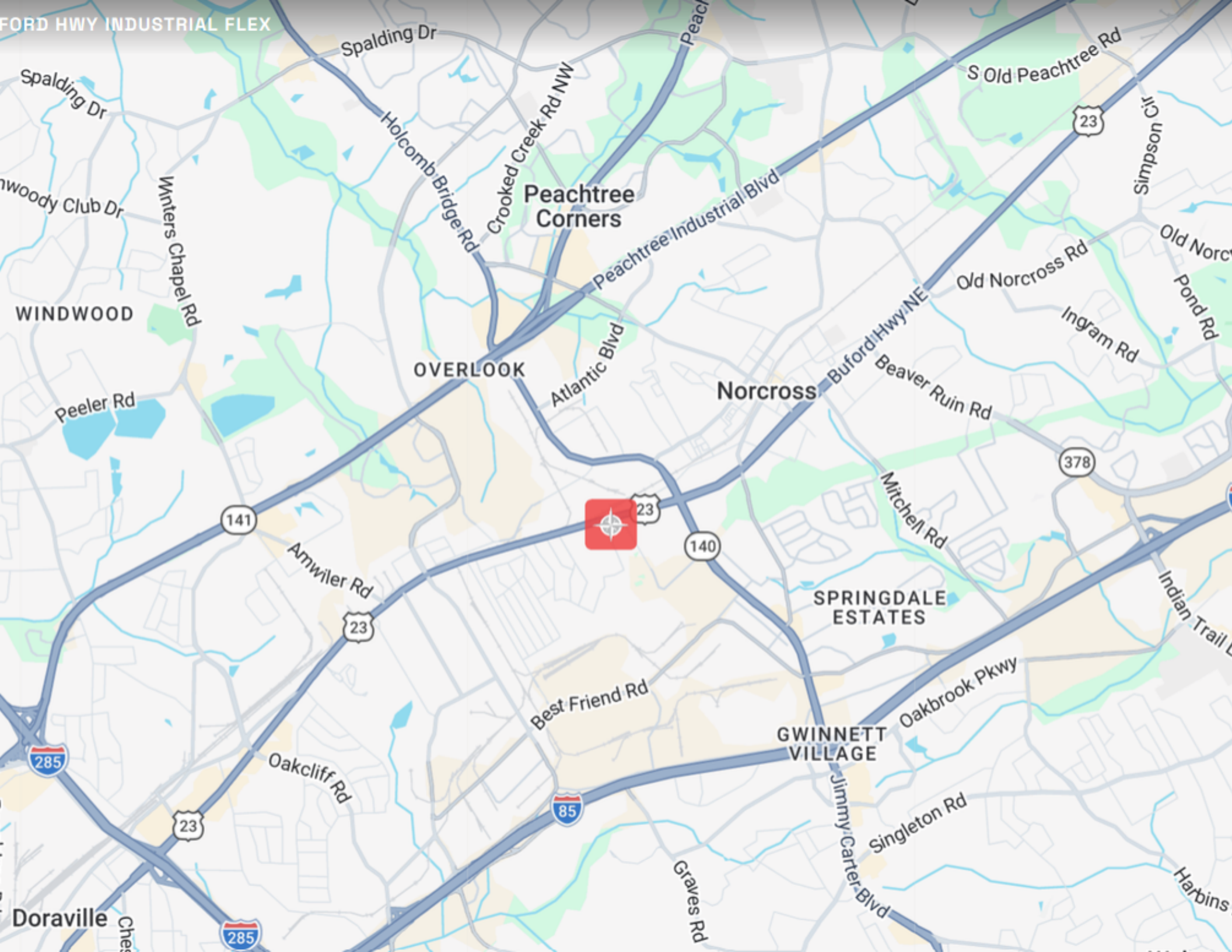
AIRPORTS

Hartsfield-Jackson Atlanta International Airport	23.7 mi
Fulton County Airport - Brown Field (FTY)	19.8 mi
DeKalb-Peachtree Airport	5.8 mi



HIGHWAYS

Peachtree Industrial Boulevard	1.2 mi
GA 141	1.2 mi
Interstate Highway 85	1.4 mi
Peachtree Parkway Northwest	1.5 mi



FORD HWY INDUSTRIAL FLEX

Spalding Dr

Spalding Dr

Woodwoody Club Dr

Winters Chapel Rd

WINDWOOD

Peeler Rd

OVERLOOK

Peachtree
Corners

Atlantic Blvd

Norcross

Buford Hwy NE

Old Norcross Rd

Ingram Rd

Simpson Cir

Old Norcross
Pond Rd

141

Amwiler Rd

23



23

140

SPRINGDALE
ESTATES

Mitchell Rd

378

Indian Trail L

285

23

85

Best Friend Rd

GWINNETT
VILLAGE

Oakbrook Pkwy

Oakcliff Rd

Jimmy Carter Blvd

Singleton Rd

Graves Rd

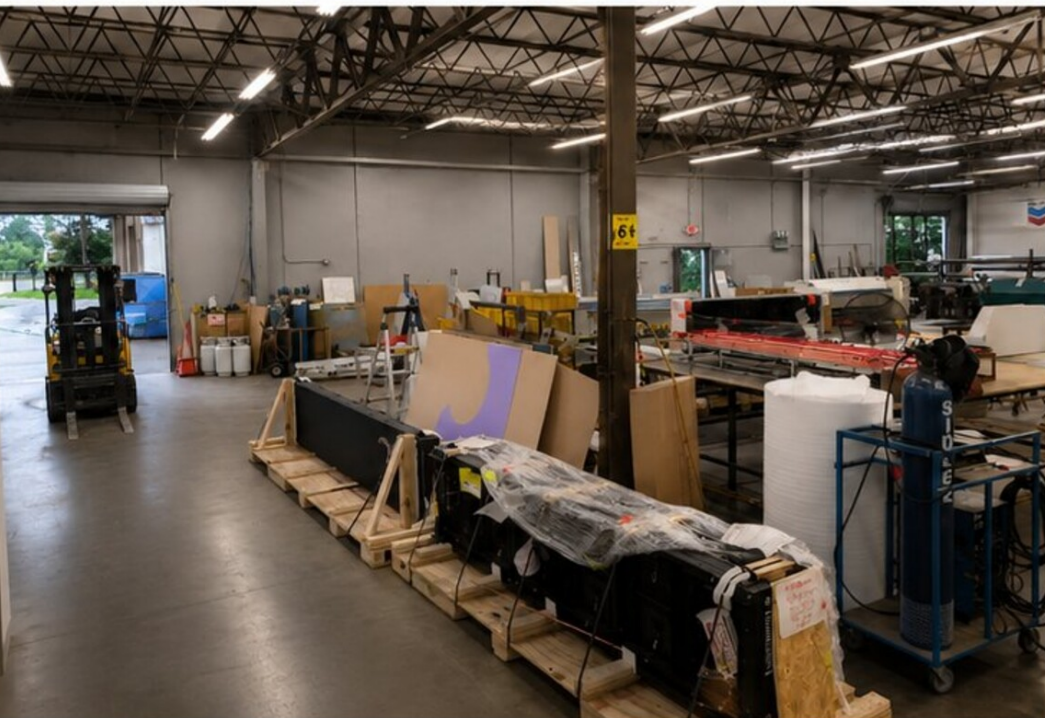
Harbins

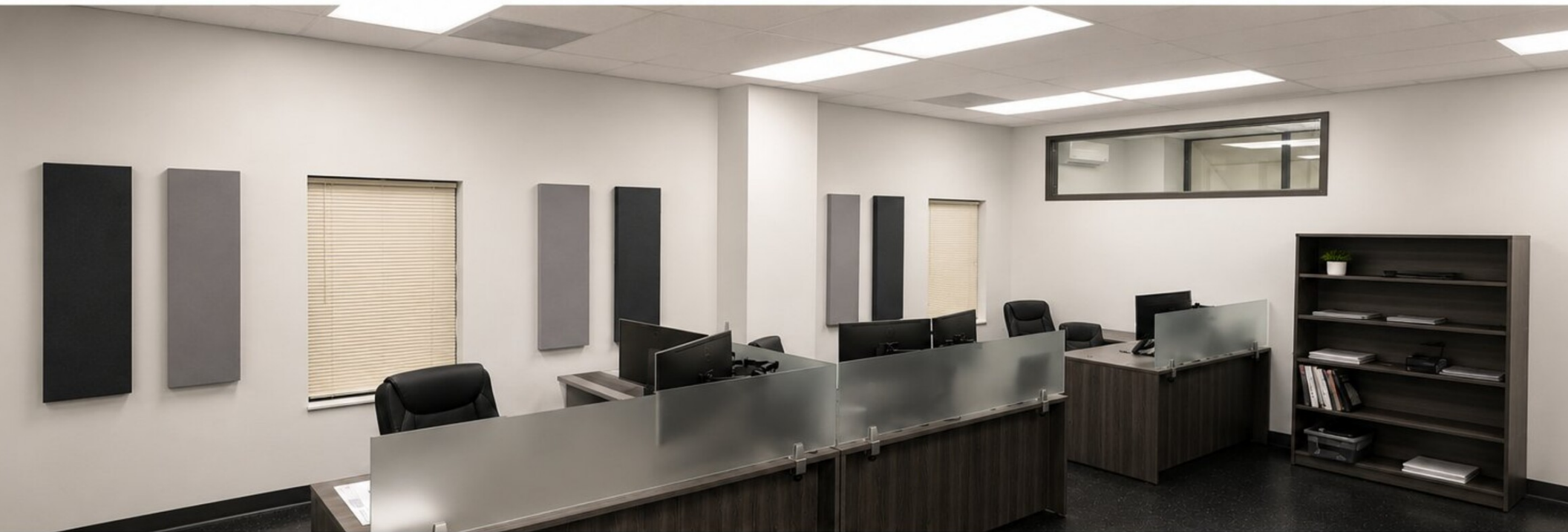
Doraville

285

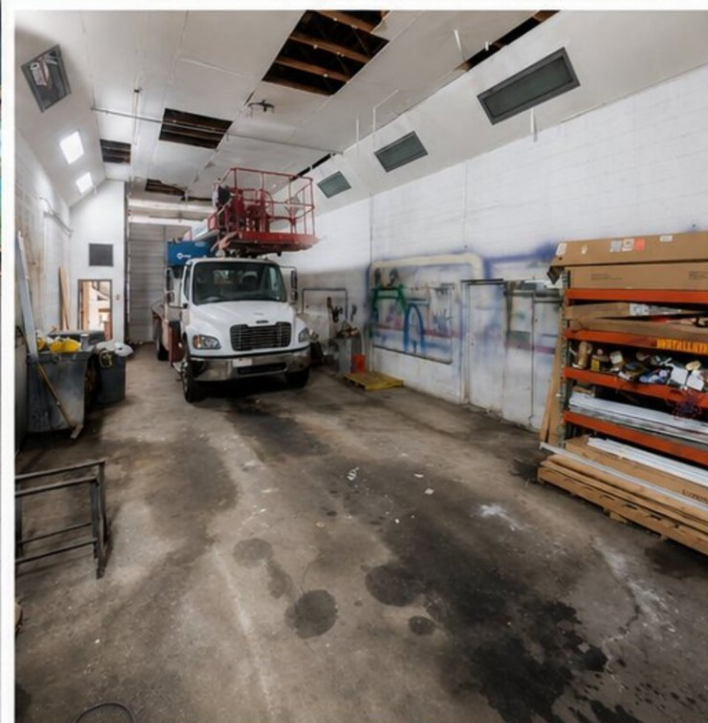












MARKET OVERVIEW



POPULATION 17,209	AREA 4.7 sq mi
ELEVATION 3,435 ft	COUNTY Gwinnett County
INCORPORATED January 1, 1870	STATE Georgia

Market Overview: Norcross, GA

Norcross is an established business and industrial hub in Gwinnett County, strategically positioned northeast of Atlanta with convenient access to I-85 and I-285. The area supports a diverse mix of manufacturing, distribution, technology, professional services, and commercial operations. Located on Buford Highway, the property benefits from approximately 40,000 vehicles passing daily, providing exceptional visibility and exposure for businesses.

Its central Metro Atlanta location, strong regional workforce, and proximity to major transportation corridors make Norcross an attractive environment for industrial users, owner-occupants, and investors seeking long-term value and accessibility. The surrounding industrial market continues to benefit from strong tenant demand, limited infill development opportunities, and sustained investment activity throughout the Northeast Atlanta submarket.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	6,708	Population	105,010	Population	266,620
Median HH Income	\$90,435	Median HH Income	\$64,398	Median HH Income	\$78,416
Households	2,096	Households	39,771	Households	99,148

Source: ESRI / ArcGIS Business Analyst

DEMOGRAPHICS (DETAIL)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,845	93,374	228,796
2010 Population	4,561	93,260	238,938
2026 Population	6,708	105,010	266,620
2031 Population	6,955	107,397	272,625
2026-2031 Growth Rate	0.73 %	0.45 %	0.45 %
2026 Daytime Population	11,669	125,768	282,298
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,231	34,370	84,019
2010 Total Households	1,290	32,019	84,403
2026 Total Households	2,096	39,771	99,148
2031 Total Households	2,193	40,950	101,942
2026 Avg. Household Size	3.2	2.64	2.68
2026 Owner Occupied Housing	974	13,979	48,236
2031 Owner Occupied Housing	1,061	14,801	49,956
2026 Renter Occupied Housing	1,122	25,792	50,912
2031 Renter Occupied Housing	1,132	26,148	51,986
2026 Vacant Housing	130	2,821	7,540
2026 Total Housing	2,226	42,592	106,688
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	142	3,107	6,531
\$15,000-\$24,999	78	2,713	4,992
\$25,000-\$34,999	203	3,606	7,249
\$35,000-\$49,999	287	5,400	11,182
\$50,000-\$74,999	253	7,694	17,450
\$75,000-\$99,999	128	5,294	12,505
\$100,000-\$149,999	239	5,521	14,214
\$150,000-\$199,999	361	3,083	9,924
\$200,000 or greater	404	3,352	15,100
Median HH Income	\$90,435	\$64,398	\$78,416
Average HH Income	\$133,494	\$91,853	\$121,262



\$90,435 MEDIAN HH INCOME (1-MI)	\$133,494 AVG HH INCOME (1-MI)
46.5% OWNER OCCUPIED (1-MI)	53.5% RENTER OCCUPIED (1-MI)
5.8% VACANCY RATE (1-MI)	0.73 % 2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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